



Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule)
to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 1245.00

SUBDIVISION NAME: Andersen-Roe Subdivision

OWNER(S) OF RECORD:

Name: Gwyn Andersen Phone: 406/899-1667
Mailing Address: 111 Barron Way
City, State, Zip: Kalispell, MT 59901
Email: gwynma@gmail.com

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: Same Phone: _____
Mailing Address: _____
City, State, Zip Code: _____
Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Erica Wirtala % Sands Surveying, Inc. Phone: 406/249-9774
Mailing Address: 2 Village Loop
City, State, Zip: Kalispell, MT 59901
Email: erica@sandssurveying.com

Name: Environmental Consulting, Inc. % Jerry Lipp Phone: 755-6481
Mailing Address: 2 Village Loop
City, State, Zip: Kalispell, MT 59901
Email: _____

LEGAL DESCRIPTION OF PROPERTY:

Street Address 225 Mennonite Church Rd
City/State & Zip Kalispell, MT 59901
Assessor's Tract No.(s) 0501036 Lot No.(s) Blaine Creek Est., Amd Lot 5
Section 04 Township 28 Range 20 Amd Lot 3, 4, 5

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: This is a 20 acre lot in an existing subdivision that the landowner would like to divide into a 5 acre and a 15 acre piece.

Number of Lots or Rental Spaces 2 Total Acreage in Subdivision 20.612
Total Acreage in Lots 20.039 Minimum Size of Lots or Spaces 5 acres
Total Acreage in Streets or Roads .573 Maximum Size of Lots or Spaces 15.612
Total Acreage in Parks, Open Spaces and/or Common Areas 0

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family 1 Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other Bed and Breakfast

APPLICABLE ZONING DESIGNATION & DISTRICT: Unzoned

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? No

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: Appraisal value \$19,969

IMPROVEMENTS TO BE PROVIDED:

Roads: _____ Gravel _____ Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____

* Water System: ☒ Individual _____ Shared _____ Multiple User _____ Public _____

* Sewer System: ☒ Individual _____ Shared _____ Multiple User _____ Public _____

Other Utilities: _____ Cable TV ☒ Telephone ☒ Electric ☒ Gas _____ Other _____

Solid Waste: _____ Home Pick Up _____ Central Storage ☒ Contract Hauler _____ Owner Haul _____

Mail Delivery: _____ Central ☒ Individual _____

School District: Cayuse Prairie

Fire Protection: _____ Hydrants _____ Tanker Recharge _____

Fire District: Creston Rural

Drainage System: None proposed

* Individual (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

PROPOSED EROSION/SEDIMENTATION CONTROL: As there are no steep slopes, minimal erosion is anticipated.

VARIANCES: ARE ANY VARIANCES REQUESTED? None (yes/no)
(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: _____

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED
BELOW: (The Commission shall not approve a variance unless it finds that all of the following are met)

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

3. The variance will not cause a substantial increase in public costs, now or in the future.

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

5. The variance is consistent with the surrounding community character of the area.

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (If submitting bound copies of the application materials, please also include one unbound copy for replication purposes).
2. 14 folded copies of the preliminary plat. (Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations).
3. One reproducible set of supplemental information (See Appendix B -Flathead County Subdivision Regulations).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. An 'Adjoining Property Owners List' request form must be submitted with the application, with a separate fee (see attached form). The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:
Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Shawn M. Arden
Applicant Signature

9/21/2016
Date

Erica Ulisfala on behalf of
Owner(s) Signature (all owners must sign) Client

9/12/16
Date